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MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS  
BOARD OF APPEAL REFERRALS

Re: Petition No. Z-797  
Anthony Auditore  
30 Allston St., Allston

Appellant seeks dimensional requirement variances of lot area per additional unit and usable open space deficiencies, excessive floor area ratio and structure extension into front yard to erect a three-story and basement 20 unit-apartment building in a General Residential (R-.8) district. Although a multi-dwelling is allowed in an R-.8 district, the number of proposed units is inconsistent with the general character of the neighborhood. Denial is recommended as submitted.

VOTED: That in connection with Petition No. Z-797, brought by Anthony Auditore, 30 Allston Street, Allston, for four dimensional requirement variances to erect a three-story and basement 20 unit apartment building in a General Residential (R-.8) district, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. A reduction in number of units more consistent to the character of the neighborhood could be supported.

Re: Petition No. Z-798  
John Bevilacqua  
93-95 Durnell Ave., Roslindale

Two dimensional variances are sought to erect a two-family dwelling in a General Residential (R-.5) district. The code requires a lot area of 8,000 square feet and a lot width of 50 square feet. The appellant's proposal provides a lot area of approximately 6,950 square feet and a lot width of 49.33 square feet. The dimensional violations appear to be minimal and the neighborhood, which is predominantly two-family, contains similar size lots. Approval is recommended.



VOTED: That in connection with Petition No. Z-798, brought by John Bevilaqua, 93-95 Durnell Avenue, Roslindale, for two dimensional variances to erect a two-family dwelling in a General Residential (R-.5) district, the Boston Redevelopment Authority is not opposed to the granting of the variances. The deficiencies are minimal, similar lots exist nearby and the neighborhood is predominantly two-family.

Re: Petition No. Z-793  
Circle Realty Trust  
1419-1435 Blue Hill Ave., Mattapan

A change in non-conforming use is requested to convert retail stores to retail stores and offices in a General Residence (R-.8) district. This is a group of nine stores located at the corner of Tennis Road. Approximately 77% of the building will be remodelled for office use. Improvements will also be made to the exterior of the structure. Recommend approval.

VOTED: That in connection with Petition No. Z-793, brought by Circle Realty Trust, 1419-1435 Blue Hill Ave., Mattapan, for a change in non-conforming use to convert retail stores to retail stores and offices in a General Residence (R-.8) district, the Boston Redevelopment Authority has no objection to the granting of the permit. The office use will be more beneficial to the area and the exterior improvements will enhance the neighborhood.

Re: Petition No. Z-794  
Sherwood Tarlow & Marshall Sloan  
655 Beacon Street, Boston

Appellants propose to erect a three-story, 72-car parking garage in a General Business (B-4) district and they seek a variance for an insufficient rear yard. The code requires a 12 foot rear yard and the proposed garage will provide none. The site is in the Kenmore Square area of the Fenway GMRP. It is adjacent to the Hotel St. George and the rear property line abuts the Massachusetts Turnpike right-of-way. The dimensional violation appears to be minimal and the garage will provide some relief to the off-street parking problem that now exists. The Fenway Project Director reports no objection; however, the Transportation Department expresses concern over a possible nuisance or danger (which might be created) to passing motorists and pedestrians. Therefore,

approval is recommended provided that the entrance and exit are concentrated at one curb cut in order to minimize any hazardous condition.

VOTED: That in connection with Petition No. Z-794, brought by Sherwood Tarlow and Marshall Sloan, 655 Beacon Street, Boston, to erect a three-story, 72-car parking garage in a General Business district (B-4), the Boston Redevelopment Authority has no objection to the granting of the variance, provided that the entrance and exit to the garage is concentrated on one curb cut in order to minimize any hazardous condition to passing motorists and pedestrians.

Re: Petition No. Z-796  
Frank Iaconelli  
350-360 North Street, Boston

Appellant seeks two dimensional variances - side and rear yard deficiencies - and the continuance of a non-conforming use in an Apartment Residential (H-3) district. He proposes to erect a modern gasoline service station including a three-car lubritorium and sales office building, to replace an existing obsolete facility and provide a more efficient and attractive service facility. Approval is recommended.

VOTED: That in connection with Petition No. Z-796, brought by Frank Iaconelli, 350-360 North Street, Boston, for the continuance of a non-conforming use and two dimensional requirement variances to erect a modern gasoline service station in an Apartment Residential (H-3) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. The proposed service station will replace an existing obsolete facility.



Re: Petition No. Z-799  
Family City Development Corporation  
238 Mt. Vernon St., Dorchester

Appellant seeks a conditional use to erect a one story retail store and repair garage in a General Business (B-1) District. The business will provide retail sale of automobile supplies, gardening and recreational equipment and a general automotive service station, excluding the sale of gasoline and heavy mechanical and auto body repairs. The property is located on the fringe of an existing shopping complex adjacent to the Columbia Point Housing Project. Approval is recommended.

VOTED: That in connection with Petition No. Z-799, brought by Family City Development Corporation, 238 Mt. Vernon Street, Dorchester, for a conditional use permit to erect a one story retail store and repair garage in a general business, (B-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The general area is shopping and service oriented.

Re: Petition No. Z-800  
Wesley Methodist Church  
29 Parkman Street, Dorchester

A change of occupancy is sought to convert a church building to a social club, a forbidden use, in a General Residential (R-.8) District. Although the church is in disuse and seemingly abandoned, it is located in a stable residential neighborhood and to allow the proposed use, with its accompanying activities, would be incompatible with the area. Furthermore, the proposed use would attract much traffic for which no parking can be provided and the residential character of the neighborhood would be adversely affected. Recommend denial.

VOTED: That in connection with Petition No. Z-800, brought by Wesley Methodist Church, 29 Parkman Street, Dorchester, for a change of Occupancy to convert a church building to a Social Club, a Forbidden Use, in a General Residential (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The use, with its accompanying activities, would be incompatible in this stable residential neighborhood. Traffic would be attracted by the use for which no parking can be provided. The residential character of the neighborhood would be adversely affected.



Re: Petition No. Z-801  
Beacon Hill Trust  
53 Beacon St., Boston

Appellant seeks a change in a non conforming use in an apartment (H-2-65) district to convert a four story law office building to a general office use (professional offices, real estate, insurance or other agency). The law offices have existed since 1957, when the building was extensively remodelled. The new use does not appear to have any adverse affect upon the area. Recommend approval.

VOTED: That in connection with Petition No. Z-801, brought by Beacon Hill Trust, 53 Beacon Street, Boston, for a change in non conforming use to convert law offices to general office use in an apartment (H-2-65) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. The new office use will not detract in any manner from the general character of the area.

Re: Petition No. Z-802  
James W. Dolan, Inc.  
1140 Washington St., Dorchester

Appellant seeks the extension of a conditional use to erect an addition to a funeral home in a Local Business (L-.5) district. Excessive floor area ratio and insufficient front yard variances are also requested. The dimensional requirement violations appear to be minimal and the proposed expansion will not detract from the general character of the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-802, brought by James W. Dolan, Inc., 1140 Washington Street, Dorchester, for an extension of a conditional use and two dimensional requirement variances to erect an addition to a funeral home in a local business (L-.5) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. The violations appear to be minor and the proposed expansion will not detract from the general character of the neighborhood.

Re: Petition No. Z-803  
Tidewater Oil Company  
1744-1750 Centre St., West Roxbury

Appellant proposes to erect a one story addition to a gasoline service station in a General Business (B-1) District to provide a Massachusetts Registry Inspection facility and office expansion. Extension of a conditional use and variance of a rear yard deficiency are requested. The station is located at the intersection of Belgrade Avenue and Centre Street. The proposed addition will provide a beneficial service to the public and approval is recommended.

VOTED: That in connection with Petition No. Z-803, brought by Tidewater Oil Company, 1744-1750 Centre Street, West Roxbury, for an extension of a conditional use and variance of insufficient rear yard to erect a one story addition to a gasoline station in a general business (B-1) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. The proposed registry inspection bay will provide a beneficial service to the public.

The following petitions will have been heard by the Board of Appeal before this report is presented:

No. Z-791	Civic Educational & Cultural Club	82 Glen Road Jamaica Plain
No. Z-792	South Management Inc.	1501 Commonwealth Ave. Brighton



Re: Petition No. Z-795  
Episcopal Housing Corporation  
135 South Huntington Ave., Roxbury

Appellant seeks the continuance of a non-conforming use, off-street parking less than required, and five dimensional variances to erect a five-story, 160 bed extended care nursing home for the elderly in a General Residence (R-.8) district. The proposed building will replace an existing, (since 1910) inadequate facility. The property is located opposite the Veteran's Administration Hospital and the use conforms with the general character of the area. Due to the excessive deficiency in off-street parking (93 required - 25 proposed), the Transportation staff oppose the petition. However, in view of the existing institutional character of the area and the small amount of parking actually needed for such a use, the zoning staff recommends approval.

VOTED: That in connection with Petition No. Z-795, brought by Episcopal Housing Corporation, 135 South Huntington Avenue, Roxbury, for the continuance of a non-conforming use, off-street parking less than required, and five dimensional variances, to erect a nursing Home for the Elderly in a General Residence (R-.8) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. Although the off-street parking deficiency is excessive, the existing institutional character of the area and the small amount of parking actually needed for such a use would justify the approval.